

**Recommended Findings - Use Permit**

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Goals and Policies that relate to this project are:

***Land Use and Transportation Element.***

*Policy N1.14 Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project provides for a continuity of unique cultural/religious resource that adds social value to the Sunnyvale community.

The Southbay Christian Church is proposed to be located in an Industrial zone, which may result in issues of compatibility. Staff finds that in the short term, the proposed use is compatible with the existing businesses and residences in the area. The property is located near residential uses and sites located in the M-S/ITR (Industrial to Residential) Zoning District. The proposed use may limit possibilities for new industrial uses to move into the area; however, as conditioned and due to the recommended limited three-year duration of this permit, the City will have an opportunity to review the use again if the applicants choose to request to stay longer. Staff considers existing controls to be sufficient to address compatibility issues and to be consistent with conditions placed on similar projects in Industrial areas.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. While it may limit the uses on the neighboring sites, some of those potential uses have already been affected by an existing religious place of assembly. The parking impacts are expected to be shared with a neighboring site, which may be addressed through a Transportation and Parking Management Plan.